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7 June 1956

MEMORANDUM FOR THE RECORD

SUBJECT: Building - Parkway - Acquisition of Right-of-Way

1. The press mentioned about 4 June that a bill was before the Congress for park and Parkway appropriations including an item for acquisition of right-of-way for the Parkway from Spout Run to Langley.

2. On 6 June, I talked to Mr. Nolte, who handles financial matters for the NCPC. He told me that the bill will appropriate \$526,000 for this right-of-way acquisition. \$26,000 of this amount is to cover the Worthington property in Arlington for which sufficient funds are not now available. The remaining \$500,000 will be expended in Fairfax County to carry the right-of-way acquisition to Langley. Nolte stated in a second call, after talking to Nolen, that this was in addition to any funds that we might provide for this purpose.

3. As the material that follows shows, the total cost of right-of-way acquisition in Fairfax County up to Langley isn't expected to go above \$850,000. Of this, by statute, the Federal share would be one-half or \$425,000. Since Nolen earlier told us that he already has \$150,000 for Unit II (north of Route 123) and since \$100,000 of Federal funds have already been committed for Unit I (Route 123 south to Arlington line), it would appear that Nolen will have \$325,000 of his own appropriation left without touching ours at all. Even if some arrangement were worked out for the Federal Government to bear the total remaining State-County cost (\$325,000, since \$100,000 is already committed for Unit I), Nolen would not require any of our money.

4. I asked Nolte about the status of appraisals and acquisition in Fairfax County and he had Mr. Grotecloss, who handles appraisals, call me on 7 June. Mr. Grotecloss stated that they now had a full appraisal on Unit I of \$450,000. Their earlier estimate (and the amount contributed under tripartite agreement) was \$200,000. Unit II was originally estimated at \$300,000. A little more land is now required for the interchange at the intersection of the Parkway and Route 123. However, land values in this section have gone up less than further south and Grotecloss' present estimate of the cost is \$400,000.

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5. Grotecloss raised the point that the County might not have enough money to meet these increased costs no matter how willing they might be to cooperate. He suggested that we might get our authority amended so that the Federal Government could pay the full cost of right-of-way acquisition, stating that this was his interpretation of the intent of the Congress. I used this request of his as a lever for expedition of acquisition. I told him we would probably go to the Congress in January for an increase in our building authorization, that this would be the proper time to ask for a modification in the land acquisition language but that we would have to have various detailed facts to support it. I said that I thought we would require a full appraisal, survey and tripartite agreement for all of the acquisitions within Fairfax County before we could even consider this proposal. The NCPC cannot, unfortunately, use the available joint funds for survey and appraisal expenses, because the existing tripartite agreement prohibits any expenditure of funds until after the appraisal. This is apparently the main reason survey and appraisal have been delayed.

6. It will be recalled from earlier memoranda, and Grotecloss confirmed it today, that NCPC thinking is that a new tripartite agreement would not be for Unit II only but would incorporate Unit I, so that the funds would not be split into two accounts. It will also be recalled that I earlier offered my services to Nolen in drafting such an agreement since Nolen is presently without a General Counsel.

7. I asked Grotecloss what he would recommend as our next step. He suggested a letter to Nolen pointing out the importance to this Agency of maximum expedition in land acquisition so that the Parkway will be ready when the building is completed. He suggested also that my services again be offered in preparing the agreement, and that we offer to provide from our appropriations funds for the necessary preliminary expenses of appraisal and survey, which he does not believe would exceed \$10,000. I think this is a sound recommendation and have attached to this memorandum a proposed draft of a letter. We might wish to consider the possibility of sending a copy of the letter to Mr. Bartholomew because of Nolen's foot-dragging proclivities.


STAT


Assistant General Counsel

Attachment

cc: Orig. & 1 - Col. White

STAT


Mr. Saunders

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D R A F T

Dear Mr. Nolen:

As you know from previous discussions, the Central Intelligence Agency will be dependent upon the proposed Parkway extension for access to its new building at Langley. Consequently, we are most anxious that this extension should be completed by the time that the building is ready for occupancy. In order to bring this about, it would seem essential that the acquisition of right-of-way for the Parkway should proceed as expeditiously as possible.

STAT [redacted] of my staff, has recently discussed with you, and with Messrs. Holte and Groteloch of your staff, some of the problems involved in such acquisition, and the purpose of this letter is to offer our whole-hearted cooperation and assistance in their solution.

STAT Knowing that you are presently without a General Counsel, I would be most happy to make [redacted] services available for the preparation and negotiation of the necessary Federal - State - County agreement covering the acquisition of the land for that portion of the extension within Fairfax County. I also understand that due to restrictive language in the present agreement, you do not have joint funds available for the preliminary expenses of appraisal and survey. I believe

we could arrange to transfer to you the funds necessary for this purpose, if it were clear that this would expedite the land acquisition. It is my understanding that the amount involved would be under \$10,000.

In addition, we stand ready to offer further assistance in any way that may be appropriate, in order to further the accomplishment of our mutual purposes.

Yours truly,

L. K. White
Deputy Director

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